

# FACADE REPAIRS

534 WEST 42ND STREET, NEW YORK, NY 10036

## ENERGY ANALYSIS/ENERGY CODE PROGRESS INSPECTIONS

CLIMATE ZONE 4A, 2020 THE CITY OF NEW YORK ENERGY AND CONSERVATION CODE. TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE.

ITEM DESCRIPTION	PROGRESS INSPECTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE AND CITATION	SUPPORTING DOCUMENTATION
MASONRY REPAIRS CONCRETE REPAIRS	N/A	N/A	NYCECC C503.1 EXCEPTION 4 - CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITY IS NOT EXPOSED	SEE "LIST OF DRAWINGS" BELOW

## ZONING

BLOCK: 1070  
LOT: 7502  
ZONING: C6-4, CL  
LANDMARK STATUS: N/A

## FLOOD ZONE

THIS BUILDING IS LOCATED IN FLOOD ZONE 'X'

## SIDEWALK SHED

TO BE FILED UNDER SEPARATE APPLICATION

## DRAWING SYMBOLS

DETAIL SYMBOL  
 DETAIL NUMBER  
A600  
SHEET NUMBER

SECTION SYMBOL  
 DIRECTION OF VIEW  
 IDENTIFICATION SHEET NUMBER  
A600

TRUE NORTH  
 PROJECT NORTH

## PLOT PLAN



## LOCATION PLAN



## SCOPE OF WORK

1. MASONRY REPLACEMENT
2. MASONRY REPOINTING
3. MASONRY CRACK REPAIR
4. CONCRETE CRACK REPAIR
5. CONCRETE PATCH REPAIR

## ALLOWANCES

DETAIL	SCOPE ITEM	QUANTITY
1/A600	MASONRY REPLACEMENT	50 SF
1/A601	MASONRY CRACK REPAIR	10 LF
2/A601	MASONRY REPOINTING	30 SF
2/A602	CONCRETE CRACK REPAIR	150 LF
3/A602	CONCRETE PATCH REPAIR	100 SF

## LIST OF DRAWINGS

T100	TITLE PAGE	A201	WEST & SOUTH ELEVATIONS
G100	GENERAL NOTES	A600	MASONRY DETAILS
G101	TENANT PROTECTION	A601	MASONRY DETAILS
	PLAN NOTES	A602	CONCRETE DETAILS
A100	KEY PLAN		
A200	EAST & NORTH ELEVATIONS		

**RODRIGUEZ + GAMBINO**

BUILDING ENVELOPE CONSULTANTS  
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### REVISIONS:

REV NO.	DATE	DESCRIPTION
A	08.01.23	ISSUED FOR DOB FILING

### PROJECT TITLE:

**FACADE REPAIRS**

534 WEST 42ND STREET  
NEW YORK, NY 10036

### DRAWING TITLE:

**TITLE PAGE**

SEAL AND SIGNATURE



STEVEN GAMBINO, RA  
DOB SIGNATURE:



**ACCEPTED**

Date: 09/01/2023

DOB STICKER:  
DOB JOB NO: M00915584-II

DATE:	04.28.23	REVISION NO:	
DRAWN BY:	JA		
CHECKED BY:	MDR		
PROJECT NO:	RG23-1013		
SHEET NO:	1 OF 9		T100.00

## GENERAL NOTES

"THE CONTRACTOR", AS NOTED HEREIN, SHALL REFER TO ALL TRADE CONTRACTORS AND SUB-CONTRACTORS WORKING ON THIS PROJECT. THE CONTRACTOR, IS RESPONSIBLE FOR, BUT NOT LIMITED TO, THE FOLLOWING:

- 1.1 SCOPE OF WORK: THE DESIGN INFORMATION SHOWN HERE, PROVIDED BY RODRIGUEZ + GAMBINO BUILDING ENVELOPE CONSULTANTS, IS LIMITED TO THE INFORMATION DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, AND RELATES TO ARCHITECTURAL ISSUES ONLY. ALL SITE WORK, ELECTRICAL, HVAC, PLUMBING, STRUCTURAL AND RELATED ENGINEERING DESIGN AND INFORMATION SHALL BE THE RESPONSIBILITY OF OTHERS.
- 1.2 PLANS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS WILL GOVERN THE WORK TO BE DONE. ANYTHING MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE PLANS AND DETAILED DRAWINGS, OR ANYTHING SHOWN ON THE PLANS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS THOUGH SHOWN OR MENTIONED IN BOTH. SPECIFICATIONS AND PLANS REFERRED TO IN ANY OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS BEING INCLUDED IN THE DOCUMENT IN WHICH SUCH DEERENCE IS MADE. A REFERENCE TO A PARTICULAR SPECIFICATION OR STANDARD PLAN IN A CONTRACT DOCUMENT SHALL EXCLUDE ANY EARLIER OR LATER MODIFICATION THEREOF. WHEN A PARTICULAR STANDARD OR SPECIFICATION IS REFERRED TO, SUCH REFERENCE SHALL BE TO THE STANDARD OR SPECIFICATION INCLUDING OFFICIALLY ADOPTED REVISIONS OR AMENDMENTS THERETO WHICH ARE IN FORCE AT THE TIME OF ADVERTISING FOR BIDS.
- 1.3 ALL WORK SHALL CONFORM TO THE APPROVED AND CURRENT EDITIONS OF ALL FEDERAL, STATE AND LOCAL CODES HAVING JURISDICTION.
- 1.4 THE DOCUMENTS SHALL NOT BE SCALED FOR INFORMATION. ALL DIMENSIONS ARE NOMINAL, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, INCLUDING DISCREPANCIES BETWEEN ALL ENGINEERING DISCIPLINES AND OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 1.5 THE ARCHITECT IS NOT RESPONSIBLE FOR THE MEANS OR METHODS OF CONSTRUCTION.
- 1.6 GENERAL CONTRACTOR SHALL ENSURE ALL NECESSARY APPROVALS AND PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF THE WORK.
- 1.7 THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, APPURTENANCES, EQUIPMENT AND SERVICES NECESSARY AND REQUIRED TO COMPLETE HIS SCOPE OF WORK AS INDICATED ON THE DRAWINGS AND/OR CALLED FOR IN THE SPECIFICATIONS.
- 1.8 THE GENERAL CONTRACTOR SHALL PROVIDE NECESSARY ENCLOSURES BARRIERS, SCAFFOLDING, LADDERS, TEMPORARY SUPPORTS, BRACING, ETC., AS REQUIRED FOR SAFETY, AS IT RELATES TO HIS SCOPE OF WORK.
- 1.9 ALL CONTRACTORS AND SUBCONTRACTORS ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, METHODS SAFETY AND SECURITY ON THE JOB SITE.
- 1.10 GENERAL CONTRACTOR SHALL COORDINATE ALL WORK BY AND BETWEEN THE SUBCONTRACTORS.
- 1.11 THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK BY AND BETWEEN THE SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE WORK. THE GENERAL CONTRACTOR SHALL BEAR ALL COSTS ARISING FROM RECTIFYING WORK KNOWINGLY PERFORMED CONTRARY TO LAW OR BEST PRACTICE.
- 1.12 THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, METHODS OF CONSTRUCTION, SAFETY AND SECURITY ON THE JOB SITE.
- 1.13 MATERIALS, METHODS AND QUALITY OF WORKMANSHIP SHALL MEET OR EXCEED INDUSTRY STANDARDS.
- 1.14 GUARANTEE & PERFORMANCE: THE CONTRACTOR, IN HIS ACCEPTANCE OF THE CONTRACT FOR THE WORK HEREIN, AGREES THAT THE GUARANTEE PERIODS COVERING LABOR AND WORKMANSHIP, MATERIALS, AND EQUIPMENT SHALL BE FOR ONE YEAR UNLESS OTHERWISE REQUIRED IN THE SPECIFICATIONS.
- 1.15 THE CONTRACTOR'S PRICE SHALL ALSO INCLUDE INSURANCE COVERAGES; AND PROVISIONS FOR ALL NECESSARY SECURITY AND SAFETY REQUIREMENTS. THE CONTRACTOR SHALL NOT COMMENCE WORK UNDER THIS CONTRACT UNTIL HE HAS OBTAINED ALL THE INSURANCE NECESSARY. THE INSURANCE REQUIRED SHALL BE MAINTAINED IN FORCE UNTIL ALL WORK TO BE PERFORMED UNDER THE TERMS OF THE CONTRACT IS SATISFACTORILY COMPLETED AND ACCEPTED.
- 1.16 ALL DRAWINGS AND SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT.



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PROJECT TITLE:  
**FAÇADE REPAIRS**  
534 WEST 42ND STREET  
NEW YORK, NY 10036

DRAWING TITLE:  
**GENERAL NOTES**



STEVEN GAMBINO, RA  
DOB SIGNATURE:



Date: 09/01/2023

DOB STICKER:  
DOB JOB NO: M00915584-II

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# TENANT PROTECTION PLAN NOTES

ALL CONSTRUCTION WORK TO COMPLY WITH 2014 BC SECTION 28-104.8.4.3, LOCAL LAW 154 OF 2017

1. EGRESS. AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND THE TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
2. FIRE SAFETY. ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY ENFORCED.
3. HEALTH REQUIREMENTS. SPECIFICATION OF METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED.
  - 3.1 THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS.
4. COMPLIANCE WITH HOUSING STANDARDS. THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY ENFORCED.
5. STRUCTURAL SAFETY. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
6. NOISE RESTRICTIONS. WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO THE NEW YORK CITY NOISE CONTROL CODE, SUCH LIMITATIONS SHALL BE STATED.
7. ALL TENANTS SPACE SHALL BE OCCUPIED DURING CONSTRUCTION. CONSTRUCTION WORK WILL BE CONFINED TO THE FACADES AND ROOF AND WILL NOT CREATE DUST, DIRT, OR OTHER SUCH INCONVENIENCE IN THE OCCUPIED APARTMENT UNITS WITHIN THE BUILDING.
8. ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING SHALL BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, EQUIPMENT, ETC.
9. CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING. CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS, 9AM TO 5PM, MONDAY TO FRIDAY. CONTRACTOR SHALL OBTAIN THE WRITTEN CONSENT OF ALL PARTIES Affected BY HIS WORK DURING OTHER THAN REGULAR HOURS.
10. WORK SHALL COMPLY WITH ALL SAFETY AND HEALTH LAWS AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, PROVISIONS AND REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND/OR THE CONSTRUCTION SAFETY ACT OF 1969, AS AMENDED.
11. WORK WILL NOT AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.
12. ANY REMOVAL OF ASBESTOS OR LEAD-CONTAINING MATERIALS SHALL BE PERFORMED IN COMPLIANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.



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TENANT PROTECTION PLAN NOTES

SEAL AND SIGNATURE



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**FACADE REPAIRS**

534 WEST 42ND STREET  
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DRAWING TITLE:

**KEY PLAN**

SEAL AND SIGNATURE



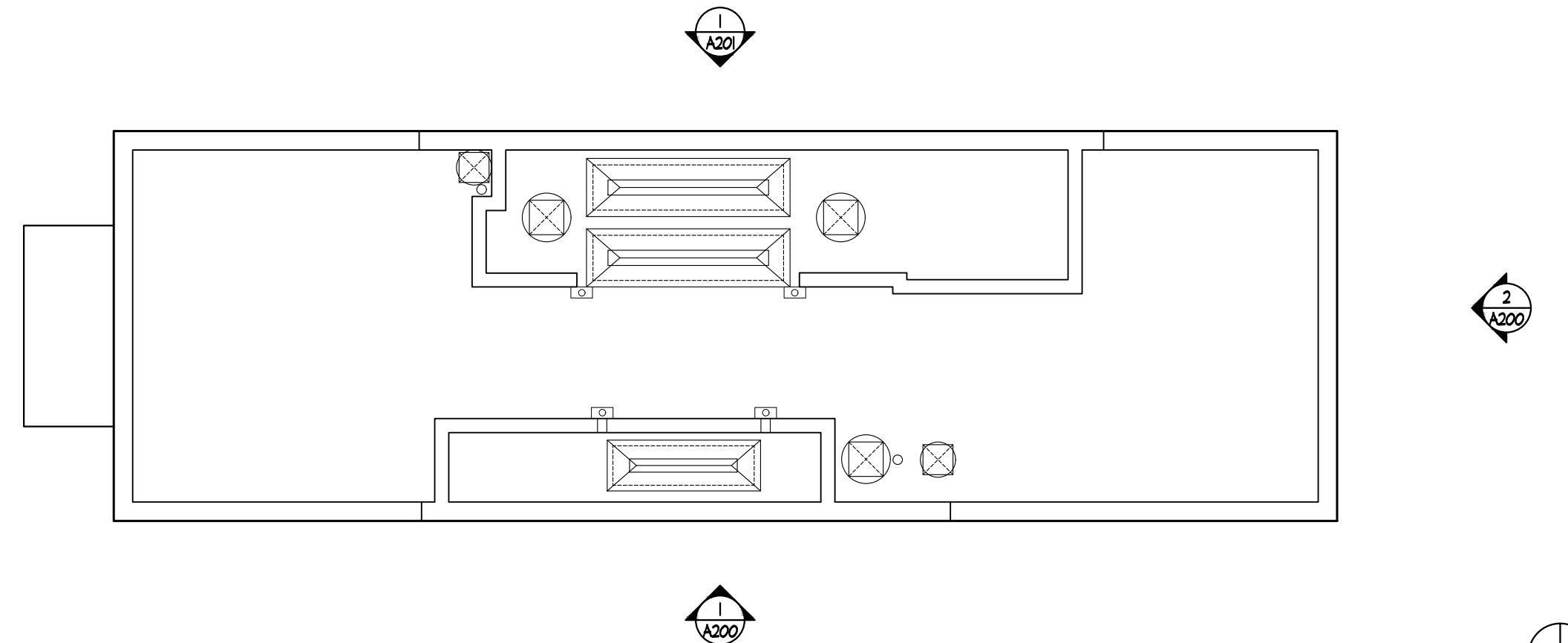
STEVEN GAMBINO, RA  
DOB SIGNATURE:



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Date: 09/01/2023

DOB STICKER:  
DOB JOB NO: M00915584-11



**KEY PLAN**

3/16"=1'-0"

**SCOPE OF WORK NOTES**

CONTRACTOR TO PROVIDE SCAFFOLDING AS REQUIRED TO ALLOW ACCESS TO ALL BUILDING FACADES, BALCONIES, INNER PARAPET, AND BULKHEADS.

- (A) CONTRACTOR TO CONDUCT 100% JOINT SEALANT REPLACEMENT AT ALL FACADE PENETRATIONS AND EXPANSION JOINTS, INCLUDING BUT NOT LIMITED TO, ALL WINDOW AND BASE PERIMETERS, RAILING PENETRATIONS AND/OR CONNECTIONS, LOUVERS, ETC.
- (B) ALL BALCONY AND TERRACE RAILS TO BE SCRAPED, PRIMED AND PAINTED.
- (C) INSPECT ALL BOLTED BALCONY CONNECTIONS. TIGHTEN ALL LOOSE CONNECTIONS.
- (D) ALL CONCRETE SURFACES TO BE SOUNDED OUT BY CONTRACTOR UNDER RG SUPERVISION. ANY SPALLED, CRACKED, GRAZED OR HONEYCOMBED CONCRETE TO BE REPAIRED AS NOTED ON ELEVATION AND/OR UNDER CONTRACT ALLOWANCES

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**EAST & NORTH ELEVATIONS**  
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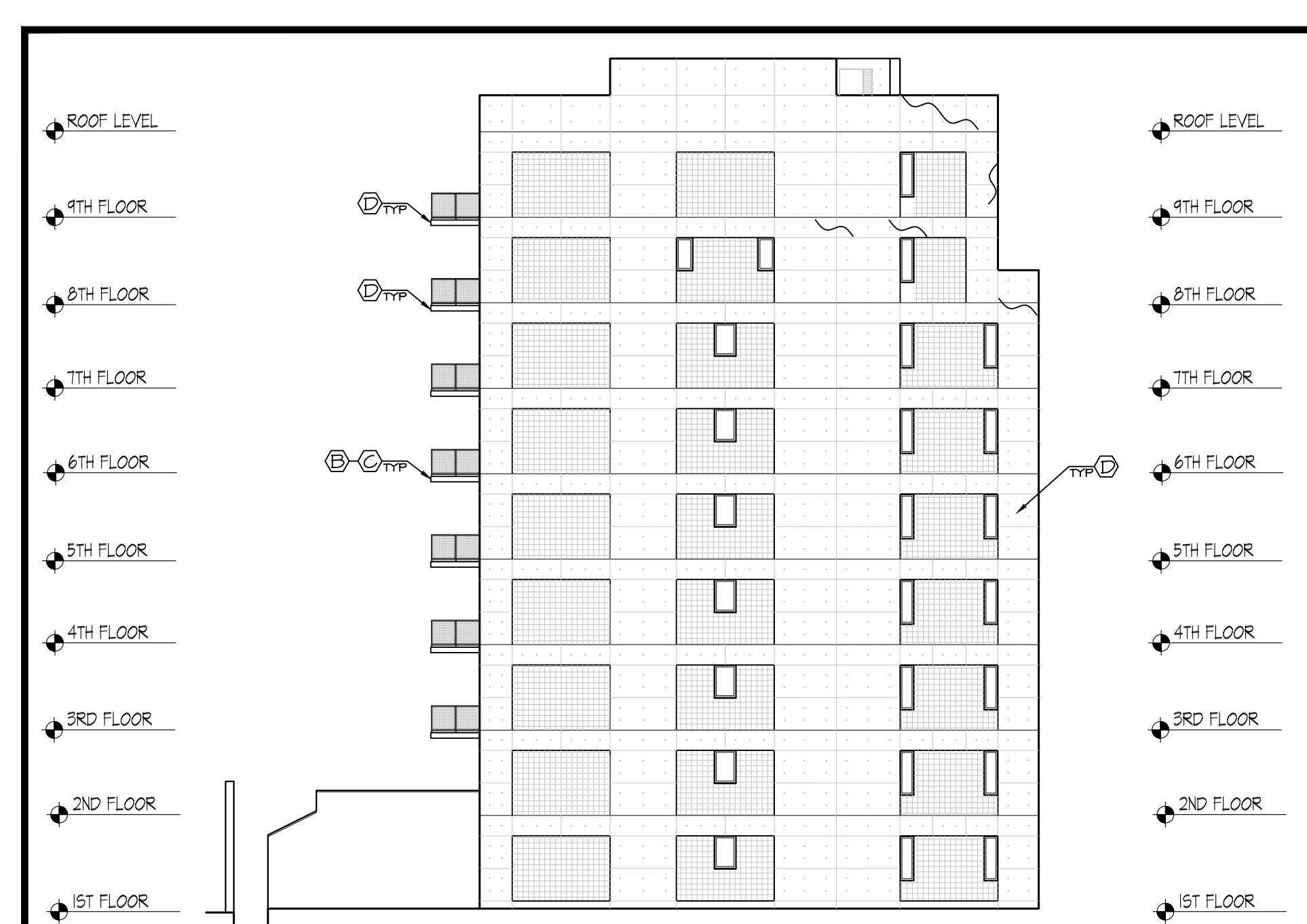


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**1 EAST ELEVATION**

1/16"=1'-0"

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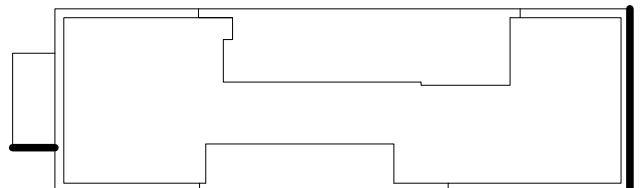
**(C)** INSPECT ALL BOLTED BALCONY CONNECTIONS. TIGHTEN ALL LOOSE CONNECTIONS.

**(D)** ALL CONCRETE SURFACES TO BE SOUNDED OUT BY CONTRACTOR UNDER RG SUPERVISION. ANY SPALLED, CRACKED, GRAZED OR HONEYCOMBED CONCRETE TO BE REPAIRED AS NOTED ON ELEVATION AND/OR UNDER CONTRACT ALLOWANCES.

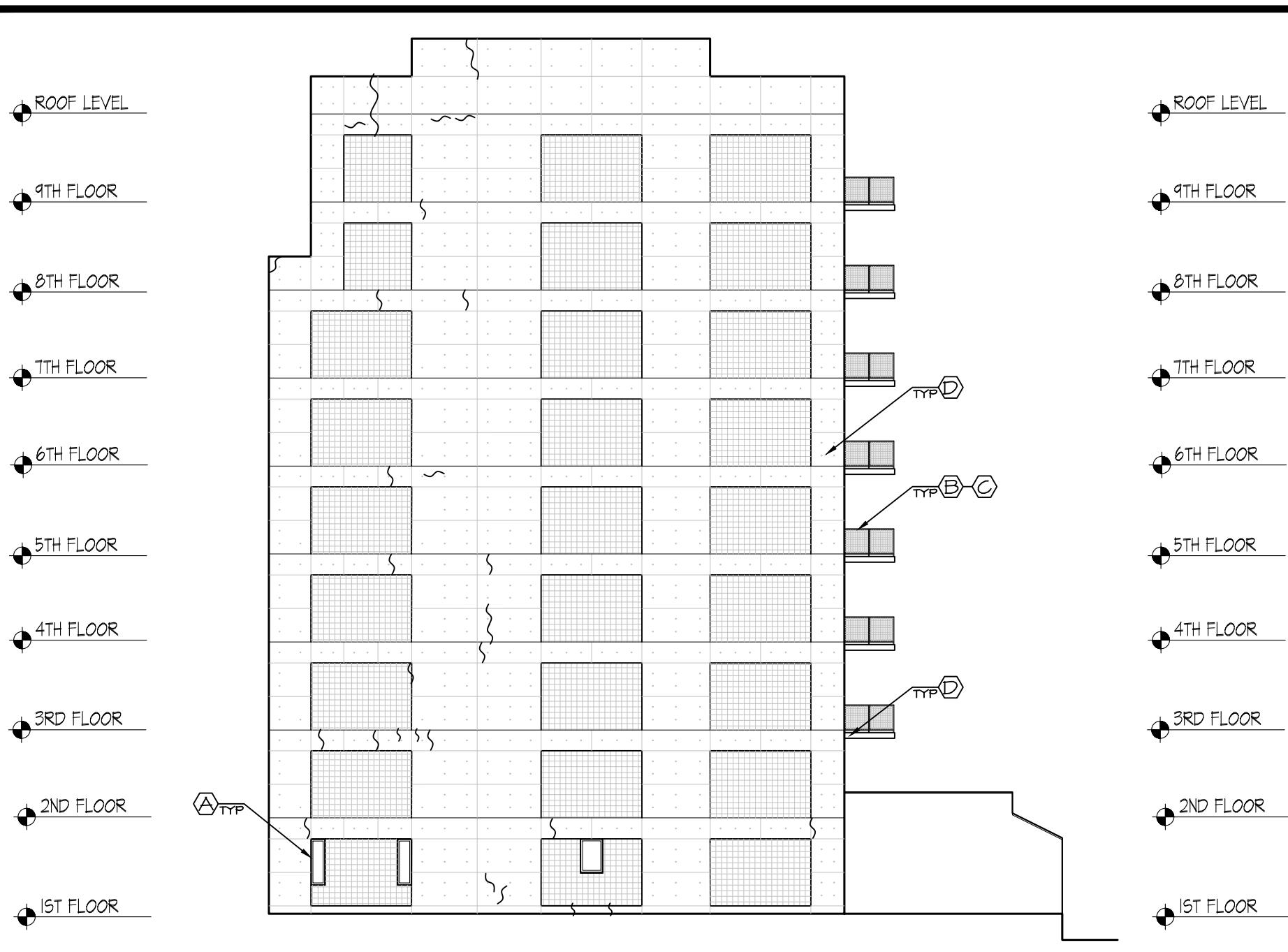
**LEGEND**

SYMBOL	DESCRIPTION
■	BRICK REPLACEMENT
■■■■■	MASONRY REPOINTING
~~~~~	MASONRY CRACK REPAIR
~~~~~	CONCRETE CRACK REPAIR
●	STONE PATCH REPAIR

**KEY PLAN**



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1 WEST ELEVATION

1/16"=1'-0"

SCOPE OF WORK NOTES

CONTRACTOR TO PROVIDE SCAFFOLDING AS REQUIRED TO ALLOW ACCESS TO ALL BUILDING FACADES, BALCONIES, INNER PARAPET, AND BULKHEADS.

**A** CONTRACTOR TO CONDUCT 100% JOINT SEALANT REPLACEMENT AT ALL FACADE PENETRATIONS AND EXPANSION JOINTS, INCLUDING BUT NOT LIMITED TO, ALL WINDOW AND BASE PERIMETERS, RAILING PENETRATIONS AND/OR CONNECTIONS, LOUVERS, ETC.

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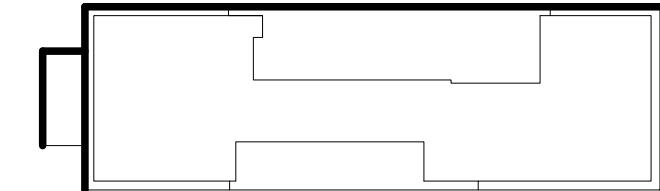
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LEGEND

SYMBOL	DESCRIPTION
	BRICK REPLACEMENT
	MASONRY REPOINTING
	MASONRY CRACK REPAIR
	CONCRETE CRACK REPAIR
	STONE PATCH REPAIR

KEY PLAN



2 SOUTH ELEVATION

1/16"=1'-0"



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WEST & SOUTH ELEVATIONS

SEAL AND SIGNATURE



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## FACADE REPAIRS

534 WEST 42ND STREET  
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DRAWING TITLE:

## MASONRY DETAILS

SEAL AND SIGNATURE



STEVEN GAMBINO, RA  
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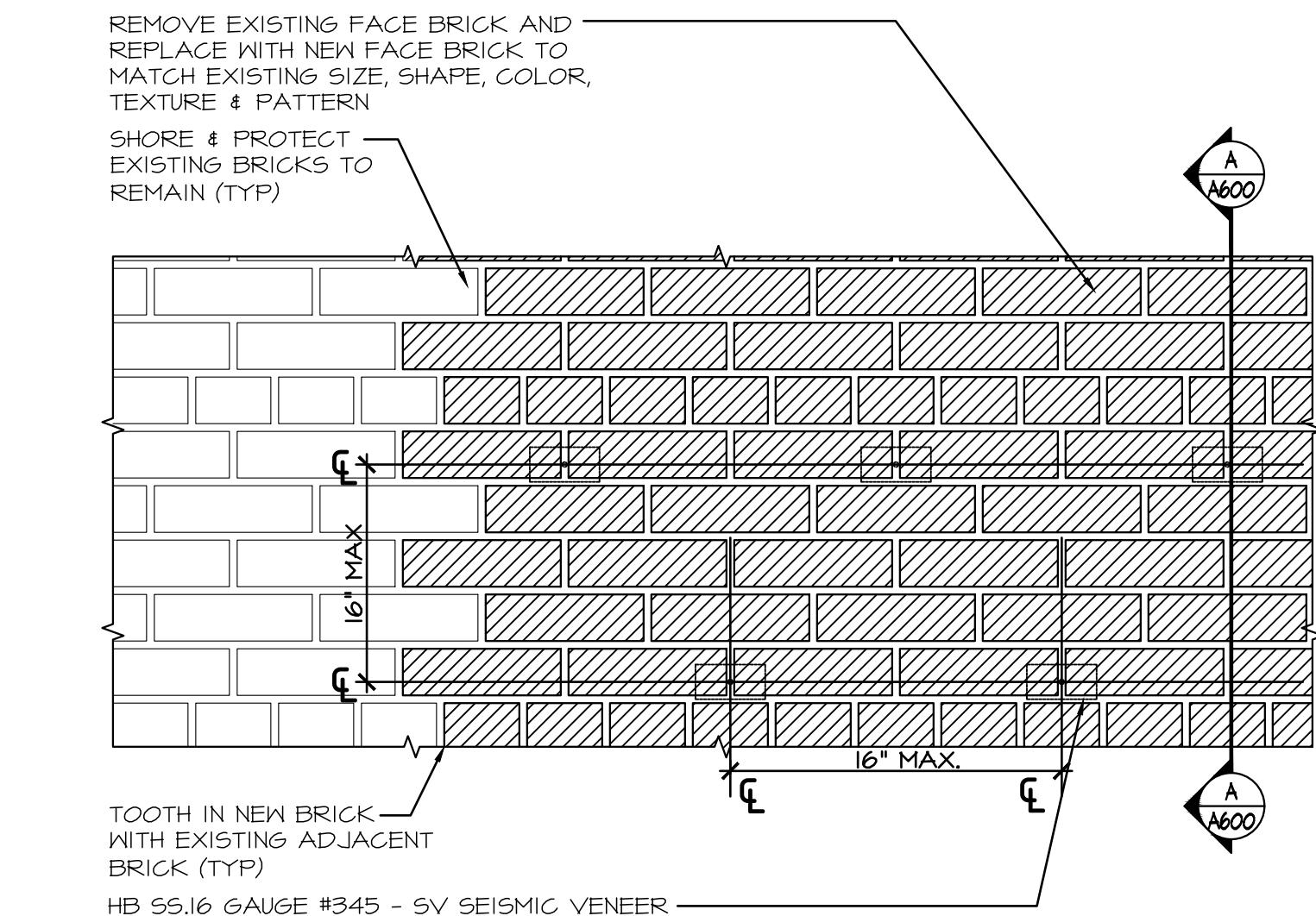


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**TYPICAL BRICK REPLACEMENT DETAIL**  
1-1/2"=1'-0"

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**MASONRY DETAILS**  
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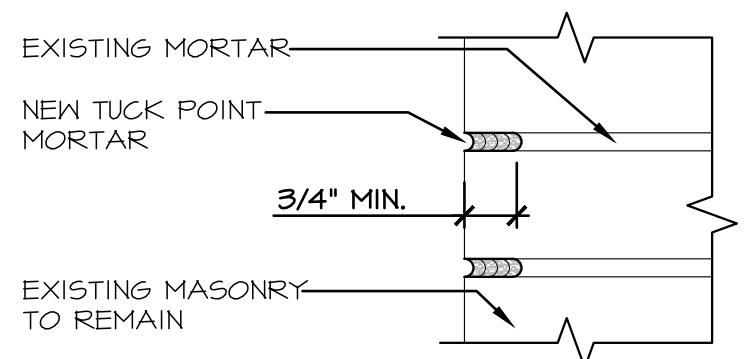
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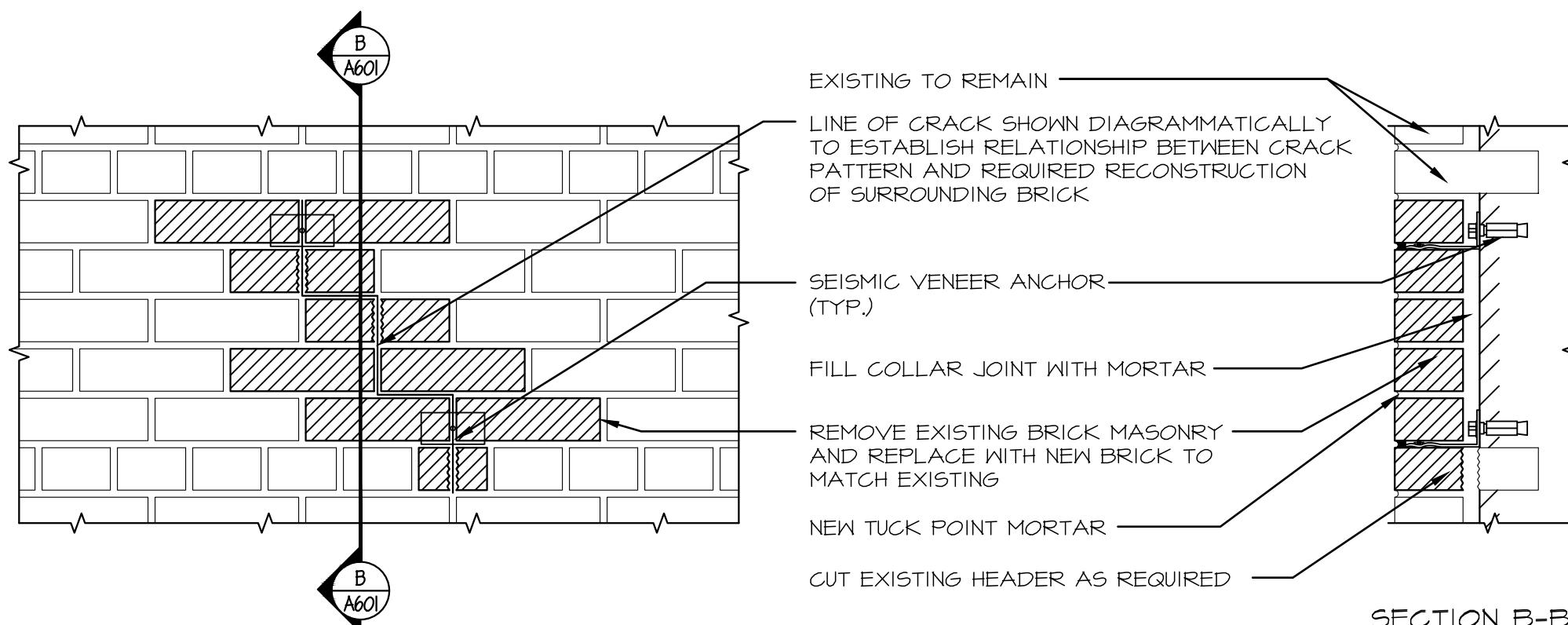


NOTES:

1. GRIND OUT EXISTING JOINT TO A MINIMUM DEPTH OF 3/4".
2. FLUSH OUT ALL LOOSE MATERIAL WITH A WATER SPRAYER.
3. PREHYDRATE TYPE N MORTAR (AS PER ASTM 270) BY MIXING MORTAR DRY. MIX AGAIN WITH ONLY ENOUGH WATER TO PROVIDE A DAMP MIX. AFTER ONE HOUR, ADD ENOUGH WATER TO PROVIDE A WORKABLE MORTAR. DO NOT USE MORTAR AFTER THREE (3) HOURS FROM INITIAL ADDITION OF WATER.
4. LIGHTLY WET MORTAR JOINT (NO VISIBLE WATER SHALL BE LEFT ON SURFACE). THEN PACK IN NEW PREHYDRATED MORTAR TIGHTLY IN THIN LAYERS (1/4" LIFTS) UNTIL JOINT IS FILLED. TOOL TO MATCH EXISTING JOINTS.

**2 TYPICAL MASONRY REPOINTING DETAIL**

3"=1'-0"



SECTION B-B

**1 TYPICAL MASONRY CRACK REPAIR DETAIL**

1-1/2"=1'-0"



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DRAWING TITLE:

**CONCRETE DETAILS**

SEAL AND SIGNATURE



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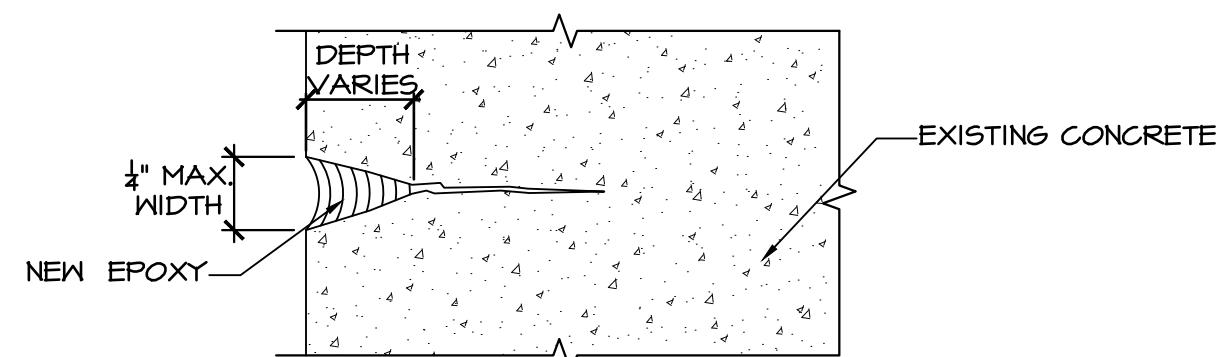
SAW-CUT PERIMETERS OF AREA TO BE PATCHED; DO NOT FEATHER EDGE, PATCH AREA NOT TO BE LESS THAN  $\frac{1}{4}$ " IN DEPTH.

APPLY SIKA ARMATEC 110 EPOCEM WITH STIFF BRISTLE BRUSH OR SPRAY, TO ALL REBAR AND EXPOSED METAL SURFACES. APPLY TWO COATS, 20 MILS THICK EACH. ALLOW EACH COAT TO CURE TACK-FREE 2-3 HOURS.

CHIP-OUT 3/4" MIN. BEHIND REBAR

APPLY SCRUB COAT OF SIKATOP 123 PLUS TO A SATURATED SURFACE DRY CONCRETE AND APPLY SIKATOP 123 PLUS REPAIR MORTAR WHILE SCRUB COAT IS STILL WET.

FOR APPLICATIONS GREATER THAN 1 1/2" IN DEPTH, APPLY SIKATOP 123 PLUS IN LIFTS. ROUGHEN THE SURFACE OF THE FIRST LIFT PRIOR TO HARDENING AND ALLOW TO REACH FINAL SET BETWEEN LIFTS.

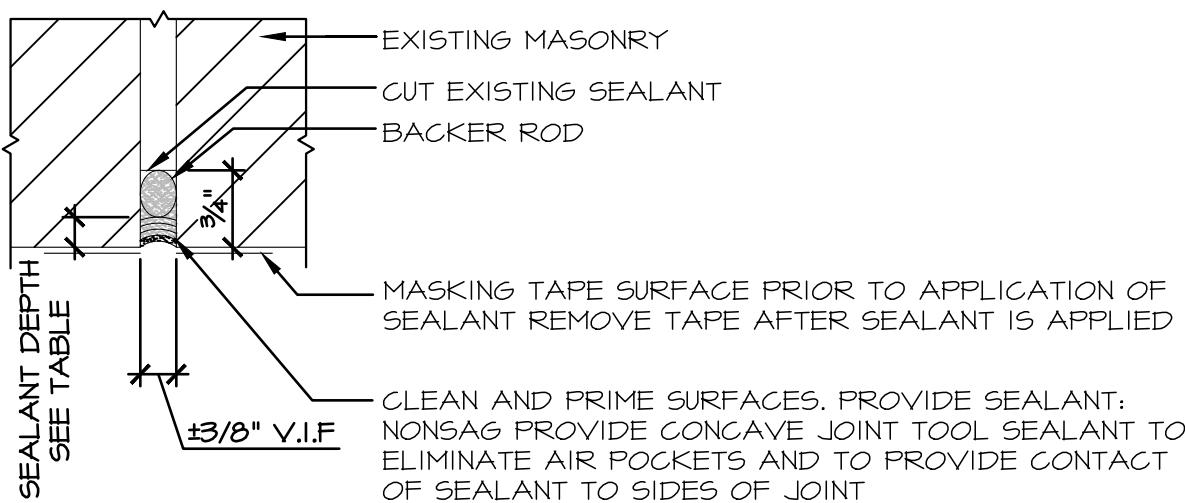


**3 TYPICAL CONCRETE PATCH REPAIR DETAIL**

1-1/2"=1'-0"

**2 TYPICAL CONCRETE CRACK REPAIR DETAIL**

1-1/2"=1'-0"



SEALANT DEPTH AND BACKER ROD DIAMETER SHALL BE BASED ON THE FOLLOWING TABLE:

JOINT WIDTH	3/8"	1/2"	5/8"	3/4"	7/8"	1"
SEALANT DEPTH	5/16"	5/16"	5/16"- 3/8"	3/8"-1/2"	3/8"-1/2"	3/8"-1/2"
BACKER ROD DIAMETER	1/2"	5/8"	3/4"	1"	1 1/4"	1 1/4"

NOTES:

- MIN. JOINT WIDTH SHALL BE 3/8"
- EXISTING JOINTS NARROWER THAN 3/8" SHALL BE SAW-CUT/GRIND TO A 3/8" WIDTH

**1 TYPICAL JOINT SEALANT REPLACEMENT DETAIL**

6"=1'-0"